



THE CITY OF SAN DIEGO **MANAGER'S REPORT**

DATE ISSUED: July 15, 2004 REPORT NO. 04-160

ATTENTION: Committee on Land Use and Housing
Agenda of July 21, 2004

SUBJECT: Official Zoning Maps Work Program

SUMMARY

Issue - Should the Committee on Land Use and Housing direct staff to begin the public review process for the official zoning maps for the City of San Diego and to bring the maps forward for City Council adoption?

Manager's Recommendation - Direct staff to follow the public review and approval process for the official zoning maps for the City of San Diego as described in this report.

Fiscal Impact - The cost for preparation and processing of a Geographic Information System (GIS) zoning layer was included in the City Council approved fee increases that went into effect August 4, 2003.

BACKGROUND

Current zoning for the City of San Diego is not available in either digital or in a mapped format. The mapped information was last consistently maintained in the early 1980's, and since that time has required manual research by property owners and staff to verify the current zoning of any specific property. This process is time intensive and can result in errors and delay the development review process.

To improve this service, Development Services Department staff has, over the past few years, conducted extensive research on zoning actions citywide and have created a zoning action index to aide in zoning research. This index identifies all rezonings that have occurred for each lot in the City and provides a starting point for customers and staff to research the current zoning.

As part of the Development Services Department fee proposal, funding was identified to allow the Department over the next 5 years to complete research on the most current rezonings throughout the City and to begin to automate the zoning layer for access by the public.

An alternative to this longer term approach to produce an official zoning map was presented to the Committee on Land Use and Housing (LU&H) on August 6, 2003. Staff proposed to use the most current rezoning action from the index developed by the department and publish this for approval by City Council as the official zoning map of the City of San Diego. This map would then reflect the City's most current information on existing zoning throughout the City as provided by Land Development Code (LDC) Section 131.0103.

On August 6, 2003 LU&H directed that staff prepare the official zoning maps and a public process to bring it forward to City Council for adoption

DISCUSSION

Following is a description of the draft Official Zoning Maps and the proposed public review and adoption process. It should be emphasized that this process will not look at what members of the public or property owners think a property should be zoned or at the zone the best implements a community plan. Staff will only focus on what the current zoning is on properties in the City of San Diego in order to publish an Official Zoning Map.

Draft Official Zoning Maps

Since the LU&H hearing, staff have prepared the first public review draft of the proposed zoning maps (Attachment No. 1, provided only to Committee members) using the department's most current zoning information. These 1"= 800' scale maps have been produced to begin the first phase of the public review process described below. Zoning designations shown on these maps reflect the current designations provided in the LDC. Because many property owners purchased property years ago under old zoning designations that have changed several times, staff have also prepared a table (Attachment No. 2) that shows past zoning designations and what those designations were replaced by under the LDC.

Public Review and Adoption Process:

Staff proposes a three phase public review and adoption process. Phase One would be the initial public review; Phase Two would include staff responses to public evidence provided in Phase One and final public review of the Official Zoning Maps; and Phase Three would be the public hearing and adoption process.

Phase One

The first Phase would begin on August 23, 2004 and would begin with a distribution of the draft Official Zoning Maps to each planning group along with a description of the review and adoption process. The first part of Phase One would last approximately 60 days and provide

community planning groups with an opportunity to verify current zoning designations against their currently adopted land use plans and identify any areas of question. Staff will formally respond to any community planning group identified questions on zoning designations. The last part of Phase One would begin on November 1, 2004 and last approximately 3 months. In addition to making copies of paper maps available to the public, the Development Services Department will open an online zoning query application on the City website. Using this application, individual property owners will be able to enter their property address or parcel number and obtain what the City believes is their current zoning. Staff will also set up a website email address and telephone hotline for the public to ask questions.

Where a property owner or member of the public disputes the current zoning as reflected on this official zoning map, staff will provide a reference to the ordinance that was relied upon to determine the current zoning. The property owner or member of the public will be provided the opportunity to submit evidence that supports the zone they believe applies to the property being questioned. Evidence should consist of Council approved rezoning ordinances, approved zoning drawings (B-Sheets), or evidence regarding conditions that were applied to zoning actions. Staff will review and respond to all evidence submitted through Phase One.

Phase Two

Phase Two would begin on January 24, 2005. Staff would take approximately 2 months to make any revisions to the draft Official Zoning Maps as a result of evidence provided through Phase One. Staff would then publish the final Official Zoning Maps draft on March 28, 2005. Printed maps and the website zoning query application for the final draft will then be made available for a final public review period of 2 months. Again, evidence supporting corrections to the Official Zoning Maps will be accepted, reviewed, and responded to by staff during this Phase. At the conclusion of Phase Two, staff will begin public notice for adoption process.

Phase Three

The first public hearing before the Planning Commission would be held sometime in April 2005. It is anticipated that City Council would then consider adoption of the Official Zoning Map sometime in June 2005. Following City Council action, the Development Services Department would make the Official Zoning Maps available online and at the Development Services Center.

Where property owners still disagreed with the City's conclusion on the current zoning for a property, they could process a rezoning request in accordance with the LDC (Process 5 Decision, recommendation by Planning Commission with final Action by City Council).

CONCLUSION

The benefit of this alternative to create an official zoning map is the reduction in time to produce an official map and the reduction in time to automate it for access by the public. It would also eliminate wasting customer and staff time doing extensive research on a property by property basis. In addition, it would establish a starting point for zoning Citywide so that staff could then

focus on maintaining the information to reflect all subsequent zoning actions. Staff recommends that LU&H direct staff to prepare the official zoning map as described in this report and bring it forward to City Council for adoption.

ALTERNATIVES

1. Modify the Manager's recommended process by reducing the times for each phase.
2. Modify the proposed public review process.

Respectfully submitted,

Gary Halbert,
Acting Development Services Director

Approved by: George Loveland
Assistant City Manager

HALBERT/KGB

Attachments:

Attachment No. 1 - Draft Official Zoning Map - (Due to cost and timeline for production of the Citywide maps, copies will be provided to the LU&H Committee members by the date of the hearing. Copies will be distributed for community review following the hearing date and will also be made available for review in the Office of the City Clerk and at the Development Services Center.)

Attachment No. 2 - [Old Zone to Current Zone Conversion Table](#)